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BK 8756 PG 506

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KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
05/23/2025 12:15:51 PM
FEE: \$0.00 Pgs: 4
DEP eCASH REC'D FOR: UTAH DEPARTMENT OF
TRANSPORTATION

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed (Individual)

Davis County

Tax ID No.	02-032-0052
PIN No.	19854
Project No.	S-R199(343)
Parcel No.	R199:2449B

Benjamin Brinkerhoff and Abigail Brinkerhoff, husband and wife as joint tenants, Grantor(s), of Centerville, County of Davis, State of Utah, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing I-15 known as Project No. S-R199(343), being part of an entire tract of property, situate in Lot 52, Deuel Creek Estates - Plat II, according to the official plat thereof, recorded August 31, 1979, as Entry No. 543085, in Book 788, on Page 865, as Map No. 1323, in the office of the Davis County Recorder, in Lots 1 and 2 of Section 7, T.2N., R.1E., S.L.B.&M., in Davis County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing easterly frontage right of way line of the I-15 Frontage Road (800 West Street), which point is the northwest corner of said Lot 52, Deuel Creek Estates - Plat II; and running thence N.84°19'46"E. 2.07 feet along the northerly line of said Lot 52, to a line parallel with and 37.50 feet perpendicularly distant easterly from the I-15 Frontage Road (800 West Street) Control Line; thence S.04°03'33"E. 59.90 feet along a line parallel with and 37.50 feet perpendicularly distant easterly from said Control Line to a point of said existing easterly frontage right of way line, at a point in a 25.00-foot radius non-tangent curve to the right (Note: Radius bears N.74°16'17"E.), at a point opposite approximate engineer station 37+71.17 from said Control Line; thence along said existing easterly frontage right of way line the following two (2) courses: (1) Northerly 4.39 feet along the arc of said curve through a delta of 10°03'29" (Note: Chord to said curve bears N.10°41'58"W. for a distance of 4.38 feet); thence

Continued on Page 2
INDIVIDUAL RW-01 (11-01-03)

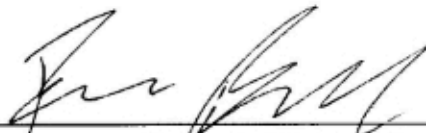

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Project No. S-R199(343)
Parcel No. R199:2449B

(2) N.05°40'14"W. 55.51 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 73 square feet, in area or 0.002 acre, more or less.

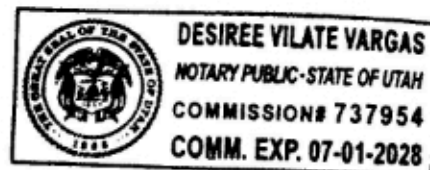
(Note: Rotate all bearings in the above description 00°05'40" counter-clockwise to obtain NAD83 Highway Bearings.)

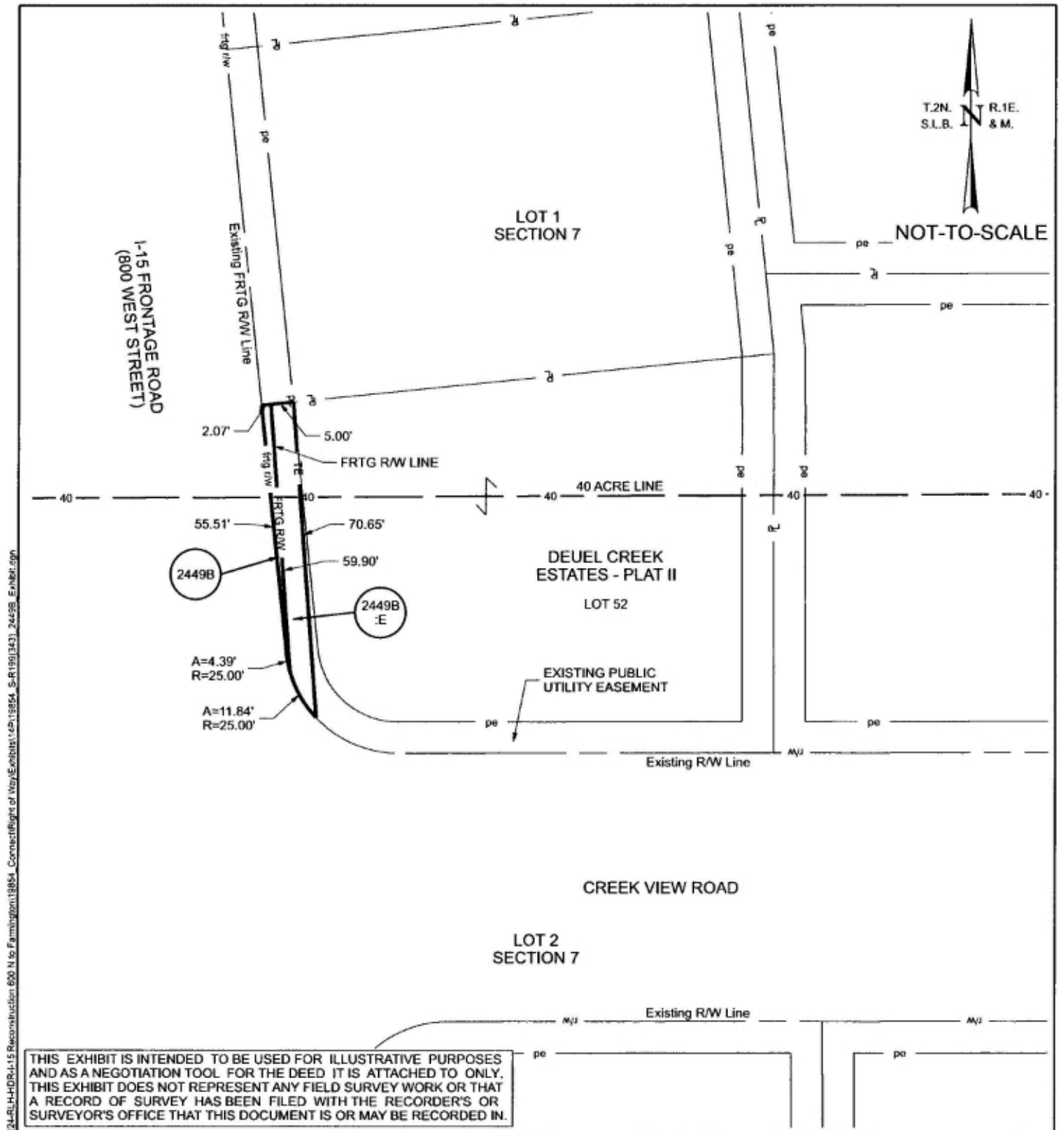
STATE OF Utah)
) ss.
COUNTY OF Davis)


Benjamin Brinkerhoff

Abigail Brinkerhoff

On this 21 day of May, in the year 2025, before me personally appeared, Benjamin Brinkerhoff and Abigail Brinkerhoff, husband and wife as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.


Notary Public





THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
2449B	BENJAMIN & ABIGAIL BRINKERHOFF	0.002	73	NONE	0.209	NONE	0.207
2449B:E	BENJAMIN & ABIGAIL BRINKERHOFF	0.008	332				TEMPORARY

SHEET NO. 2449B-EXHIBIT		PARTIAL SUMMARY NO. 14P		PROPERTY OWNER: BENJAMIN & ABIGAIL BRINKERHOFF	
PROJECT	I-15 RECONSTRUCTION; FARMINGTON			PROPERTY ADDRESS: 710 WEST CREEK VIEW ROAD	
	TO SALT LAKE CITY			UTAH DEPARTMENT OF TRANSPORTATION MERIDIAN ENGINEERING, INC.	
PROJECT NUMBER	S-R199(343)	PIN	19854		

PUBLIC ENTITY AFFIDAVIT – GRANTEE: UDOT

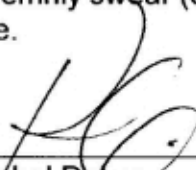
I, Rachel Daley, being of legal age and authorized by the Utah Department of Transportation, hereafter "public entity," being duly sworn, depose and state as follows:

The public entity consents to the conveyance of the real property interest identified above by deed from Benjamin Brinkerhoff and Abigail Brinkerhoff (Grantor(s)). By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property interest described in the attached deed and legal description.

The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property interest described in the attached legal description and deed and does not waive or modify any legal rights in connection with the same.

This Public Entity Affidavit is only intended to evidence that the public entity consents to Benjamin Brinkerhoff and Abigail Brinkerhoff (Grantor(s)) conveying the real property interest described in the attached deed and legal description to the public entity.

I do solemnly swear (or affirm) under penalties of perjury that the statements in this document are true.

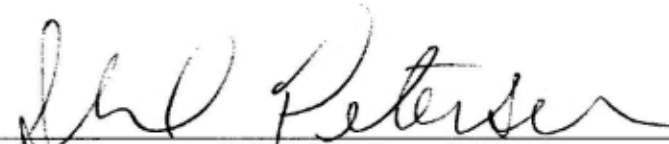

By: Rachel Daley
Its: Title and Closing Agent
Signed by Authority of: Ross Crowe, UDOT Right of Way Director

5.23.25
Date

State of Utah,
County of Salt Lake

Subscribed and sworn to before me this 23 day of May 2025 by Rachel Daley.

SEAL


Notary Public

